088.0	0001	0033.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	552,300 /	552,300
					USE VALUE:	552,300 /	552,300
					ASSESSED:	552,300 /	552,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE ERIK P
Owner 2:	
Owner 3:	
Street 1:	26 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY JOHN R & ERINN -
Owner 2:	-
Street 1:	26 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,030 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8030.000	112,800		439,500	552,300
Total Card	0.184	112,800		439,500	552,300
Total Parcel	0.184	112,800		439,500	552,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 789.00 | /Parcel: 789.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55745

GIS Ref

GIS Ref

Insp Date 11/08/18

!7152!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0033.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	112,800	0	8,030.	439,500	552,300	552,300	Year End Roll	12/18/2019
2019	101	FV	99,400	0	8,030.	445,800	545,200	545,200	Year End Roll	1/3/2019
2018	101	FV	99,400	0	8,030.	332,800	432,200	432,200	Year End Roll	12/20/2017
2017	101	FV	99,400	0	8,030.	301,400	400,800	400,800	Year End Roll	1/3/2017
2016	101	FV	99,400	0	8,030.	288,800	388,200	388,200	Year End	1/4/2016
2015	101	FV	98,900	0	8,030.	244,900	343,800	343,800	Year End Roll	12/11/2014
2014	101	FV	98,900	0	8,030.	232,300	331,200	331,200	Year End Roll	12/16/2013
2013	101	FV	98,900	0	8,030.	221,000	319,900	319,900		12/13/2012

PRINT

Date	Time
12/10/20	21:49:38

LAST REV

Date	Time
04/30/19	15:41:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7152

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY JOHN R	34934-109		2/28/2002		255,000	No	No		
PRETORIUS JOHAN	30911-589		11/30/1999		195,000	No	No		
CROSS DARTHEA	25682-471		9/26/1995		154,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2012	509	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
1/9/2009	Meas/Inspect	189	PATRIOT
5/20/2002	MLS	MM	Mary M
6/19/2000	MLS		
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8030		Sq. Ft.	Site		0	70.	0.78	5			Topo	-5					439,499						439,500	

Total AC/HA: 0.18434 | Total SF/SM: 8030 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,499 | Spl Credit | Total: 439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.94070596
Adj $ / SQ:	120.646
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	163409
Depreciation:	50657
Depreciated Total:	112752

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

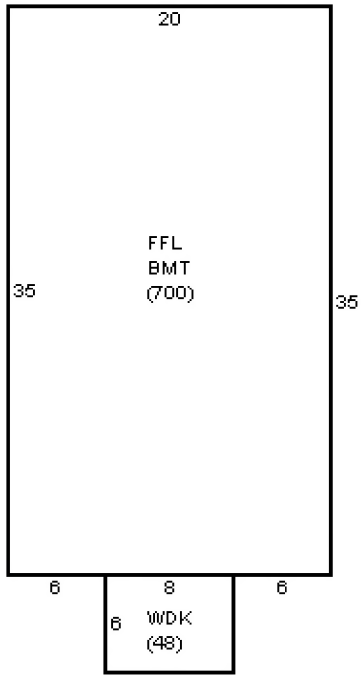
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.65
Special Features:	0	Val/Su Net:	91.11
Final Total:	112800	Val/Su SzAd	161.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	120.650	84,452
BMT	Basement	490	36.190	17,735
WDK	Deck	48	15.050	722

Net Sketched Area:	1,238			Total:	102,909
Size Ad	700	Gross Are	1448	FinArea	700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

088.0-0001-0033.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	